



**ఆంధ్రప్రదేశ్ రాజపత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

No.290

AMARAVATI, TUESDAY, MARCH 26, 2019

G.1421

**NOTIFICATIONS BY GOVERNMENT**

--X--

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

VMRDA- CHANGE OF LAND USE FROM PARTLY RESIDENTIAL AND PARTLY PUBLIC & SEMI-PUBLIC USE TO MIXED USE FOR DEVELOPMENT OF INTERNATIONAL CONVENTION CENTRE, SITUATED IN T.S.NO.1011/1A1A2, 1A2 OF WALTAIR WARD, BLOCK NO.39, VISAKHAPATNAM URBAN MANDAL, VISAKHAPATNAM APPLIED BY APIIC.

**[Memo No.838422/M1/2019, Municipal Administration & Urban Development (M) Department, 26<sup>th</sup> March, 2019]**

**NOTIFICATION**

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

**DRAFT VARIATION**

The site falling in T.S.No.1011/1A1A2, 1A2 of Waltair Ward, Visakhapatnam Urban (M), Visakhapatnam District, admeasuring the net area of Acs. 13.65 Cts.,. The boundaries of which are given in the scheduled below which was earmarked for Partly Residential use and Partly Public & Semi Public use in Zonal Development plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Mixed use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. The zoning regulations for mixed land use is as follows:-

permitted:-All activities [except industries] permitted in Residential, Local commercial, Central commercial uses, Public & Semi public use zone are permissible.

uses on appeal of the VMRDA:- All activities [except industries] permissible on appeal to the VMRDA in Residential use, Local commercial use, Central commercial use, Public & Semi public use zone are permissible.

Uses prohibited:- All industrial uses are prohibited.

2. the applicant shall handover the site affected in MP road widening to the local body through registered gift deed at free of cost.
3. the applicant shall pay the development / conversion charges to the Visakhapatnam Metropolitan Region Development Authority.
4. the applicant shall obtain approval of building plans for construction of buildings from the authority concerned duly paying necessary charges as the case may be.
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
7. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

North :Others land covered in T. Sy. No. 1011/P of Waltair Road.

East : Land covered in T. Sy. No. 1008 of Waltair Road.

South :Existing beach road to the proposed to 40 Mts wide Master Plan road.

West : Existing Harbour park road to be proposed to 18 Mts wide Master plan road & others land covered in T. Sy. No. 1011/Part of Waltair road.

R. KARIKAL VALAVEN  
SPECIAL CHIEF SECRETARY TO GOVERNMENT